

CHERRY BRANCH WEST

PHASE TWO

TOWNSHIP FIVE

CRAVEN COUNTY, NC

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE COUNTY OF CRAVEN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION PURSUANT TO ARTICLE III, SECTION 304, OF THE CRAVEN COUNTY SUBDIVISION ORDINANCE WITH OUR FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER: Cherry Branch Ltd DATE: 7/10/90
 BY: Danald G. Lawrence

CERTIFICATE OF SURVEY AND ACCURACY

I, NORWOOD MARTIN MAYO, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7th DAY OF JULY 1990, A.D.

Norwood Martin Mayo
 NORWOOD MARTIN MAYO
 RLS REGISTRATION NUMBER L-1546



NOTARY CERTIFICATE

NORTH CAROLINA BEAUFORT COUNTY

I, ANNETTE M. MAYO, A NOTARY PUBLIC OF THIS COUNTY AND STATE AFORESAID, CERTIFY THAT NORWOOD MARTIN MAYO, A REGISTERED SURVEYOR, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 7th DAY OF JULY A.D., 1990

Annette M. Mayo
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 12/22/90



CERTIFICATE OF APPROVAL OF WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS INSTALLED OR PROPOSED FOR INSTALLATION IN THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE NORTH CAROLINA DIVISION OF HEALTH SERVICES AND WHERE APPROPRIATE THE DIVISION OF ENVIRONMENTAL MANAGEMENT AND THE CRAVEN COUNTY HEALTH DEPARTMENT, AND ARE HEREBY APPROVED AS SHOWN.

D. W. Hamm Jr. P.E.
 DIRECTOR, DIVISION OF ENVIRONMENTAL HEALTH
 CRAVEN COUNTY HEALTH DEPARTMENT

DATE: 7/26/90

THIS CERTIFICATION IS BASED ON CONDITIONS AND STATE REGULATIONS EXISTING ON THE DATE OF THIS CERTIFICATION AND SHALL REMAIN IN EFFECT FOR THREE (3) CALENDAR YEARS FROM THE DATE OF CERTIFICATION. FOLLOWING EXPIRATION OF THE THREE (3) YEAR CERTIFICATION, THE CRAVEN COUNTY DIVISION OF ENVIRONMENTAL HEALTH RESERVES THE RIGHT TO REQUIRE ADDITIONAL IMPROVEMENTS FOR THESE LOTS IF FOUND NECESSARY WHEN THE IMPROVEMENT PERMIT IS REQUESTED. PROVIDED THIS CERTIFICATION MAY BE OVERRIDDEN BY STATE AND/OR FEDERAL STATUTES AND AUTHORITY.

THIS THE 26 DAY OF July, 1990.

CERTIFICATE OF APPROVAL OF PROPOSED ROAD CONSTRUCTION STANDARDS

DATE: July 26, 1990

J. Paul
 DISTRICT ENGINEER, DEPARTMENT OF
 TRANSPORTATION, DIVISION OF HIGHWAYS

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD

THE CRAVEN COUNTY PLANNING BOARD HEREBY APPROVES THE FINAL PLAT(S) FOR: CHERRY BRANCH WEST, PHASE II

Kedney Russell
 CHAIRMAN, PLANNING BOARD

DATE: 7/26/90

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THE CRAVEN COUNTY BOARD OF COMMISSIONERS HEREBY APPROVES THE FINAL PLAT FOR CHERRY BRANCH WEST SUBDIVISION, PHASE II.

Charles T. Datta
 CHAIRMAN, CRAVEN COUNTY BOARD OF
 COMMISSIONERS

DATE: 6 Aug 90

CERTIFICATE OF LOCAL COASTAL AREA MANAGEMENT OFFICER

THIS SUBDIVISION CONFORMS TO THE STANDARDS OF THE NORTH CAROLINA COASTAL AREA MANAGEMENT ACT OF 1974 AND PORTIONS OF THE SUBDIVISION LOCATED WITHIN THE AREA OF ENVIRONMENTAL CONCERN ARE DULY NOTED AT THE APPROPRIATE LOCATIONS ON THE PLAT(S).

Joseph Squin 7/26/90
 LOCAL PERMIT OFFICER

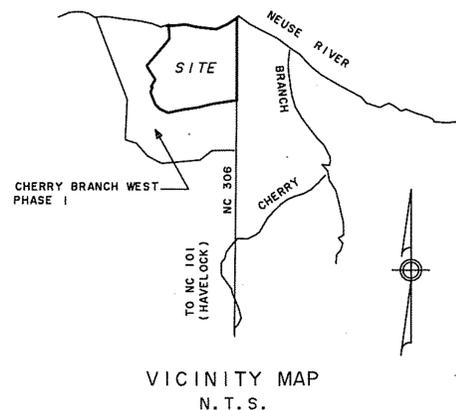
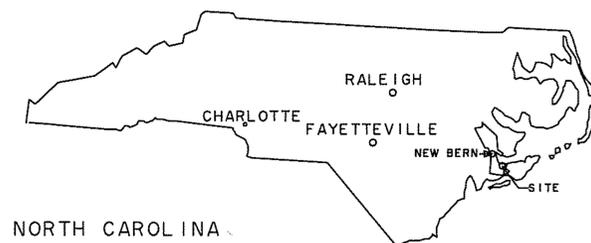
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

THE FOREGOING CERTIFICATE OF ANNETTE M. MAYO, NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. FILED OR REGISTRATION THIS 9 DAY OF Aug, 1990 A.D. AT 7:40 A.M. / P.M. AND DULY RECORDED IN PLAT CABINET F, SLIDE(S) 170 B.

Bernard J. & Eleana Egan
 REGISTER OF DEEDS

OWNER/DEVELOPER: CHERRY BRANCH, LTD.
 390 CAROLINA PINES BLVD.
 NEW BERN, NC 28560

CONSULTING ENGINEER: THOMAS & MAYO, P.A.
 LAND SURVEYOR P.O. BOX 1309
 NEW BERN, NC 28560
 (919) 637-2727



SHEET TITLE		
COVER SHEET		
CHERRY BRANCH WEST PHASE TWO		
TOWNSHIP NO. FIVE (5) CRAVEN COUNTY, NC		
THOMAS & MAYO, P.A. P.O. BOX 1309 NEW BERN, NORTH CAROLINA 28560 (919) 637-2727		
SCALE: NONE	PROJECT NO. 88-005	DATE: 07/07/1990
FILE NO.	SHEET 1 OF 2	

ORIGINAL PROPERTY OF:
 THOMAS AND MAYO, P.A.

F-110-B

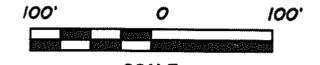
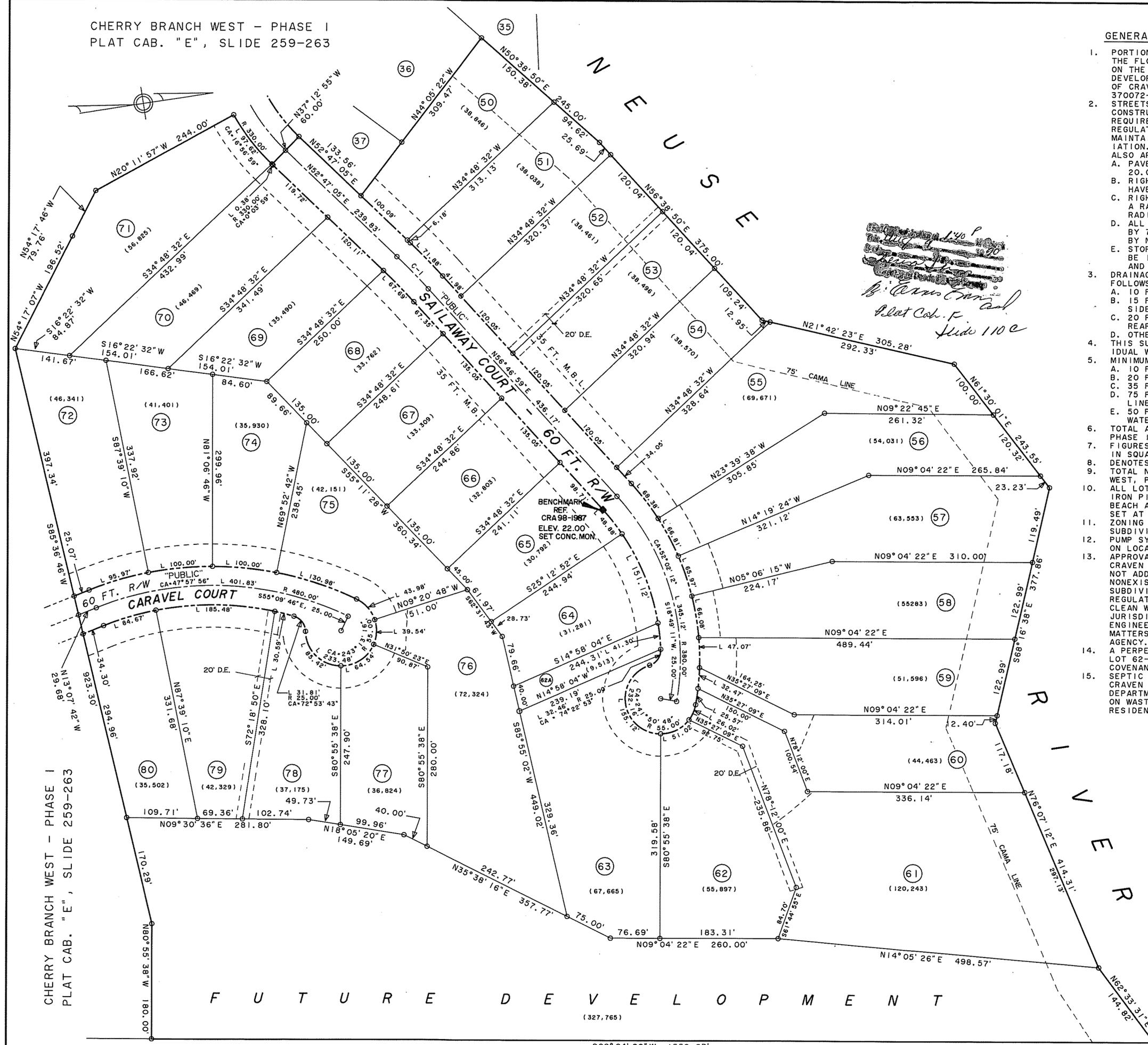
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CHERRY BRANCH WEST - PHASE I
PLAT CAB. "E", SLIDE 259-263

GENERAL NOTES

- PORTIONS OF THIS SUBDIVISION LIE WITHIN THE FLOOD HAZARD BOUNDARY AREA AS SHOWN ON THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT FLOOD HAZARD BOUNDARY MAPS OF CRAVEN COUNTY, COMMUNITY PANEL #'S 370072-0405-B AND 370072-0415-B.
- STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO PUBLIC STANDARDS AS REQUIRED BY CRAVEN COUNTY SUBDIVISION REGULATIONS. STREETS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. THE FOLLOWING RESTRICTIONS SHALL ALSO APPLY:
 - PAVEMENT WIDTH SHALL BE A MINIMUM OF 20.00 FEET.
 - RIGHTS-OF-WAY AT INTERSECTIONS SHALL HAVE A RADIUS OF 20.00 FEET.
 - RIGHTS-OF-WAY AT CUL-DE-SACS SHALL HAVE A RADIUS OF 55.00 FEET WITH A RETURN RADIUS OF 25.00 FEET.
 - ALL INTERSECTIONS SHALL HAVE A 10 FT. BY 70 FT. SIGHT TRIANGLE AS REQUIRED BY NC DEPT. OF TRANSPORTATION.
 - STOP SIGN AND ROAD NAME MARKERS SHALL BE INSTALLED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- DRAINAGE AND UTILITY EASEMENTS AS FOLLOWS:
 - 10 FOOT EASEMENTS ALONG RIGHTS-OF-WAY.
 - 15 FOOT EASEMENTS CENTERED ALONG ALL SIDE LOT LINES.
 - 20 FOOT EASEMENTS CENTERED ALONG ALL REAR LOT LINES.
 - OTHER EASEMENTS AS SHOWN ON PLAT.
- THIS SUBDIVISION TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
- MINIMUM BUILDING SETBACKS AS FOLLOWS:
 - 10 FOOT SIDE SETBACKS.
 - 20 FOOT REAR SETBACKS.
 - 35 FOOT FRONT SETBACKS.
 - 75 FOOT MINIMUM LOT WIDTH AT SETBACK LINE.
 - 50 FOOT SETBACK FROM TOP OF BANK ON WATERFRONT LOTS.
- TOTAL ACREAGE IN CHERRY BRANCH WEST, PHASE II IS 43.799 ACRES.
- FIGURES IN (PARENTHESES) DENOTE LOT SIZE IN SQUARE FOOTAGE.
- DENOTES CONTROL CORNERS. ■
- TOTAL NUMBER OF LOTS IN CHERRY BRANCH WEST, PHASE II IS 31 LOTS.
- ALL LOT CORNERS ARE TO BE MARKED WITH IRON PIPES. LOT CORNERS FALLING ON THE BEACH ARE TO BE MARKED BY WITNESS CORNERS SET AT THE TOP OF THE BANK.
- ZONING REGULATIONS APPLY TO NEITHER THIS SUBDIVISION NOR ADJACENT PROPERTIES.
- PUMP SYSTEM MAY BE REQUIRED DEPENDING ON LOCATION OF BUILDING SITE.
- APPROVAL OF THIS SUBDIVISION PLAT BY THE CRAVEN COUNTY BOARD OF COMMISSIONERS DOES NOT ADDRESS THE ISSUE OF THE EXISTENCE OR NONEXISTENCE OF WETLANDS WITHIN THE SUBDIVISION. THE ENFORCEMENT OF WETLANDS REGULATIONS UNDER THE SECTION 404 OF THE CLEAN WATER ACT OF 1899 IS WITHIN THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. INQUIRES CONCERNING WETLANDS MATTERS SHOULD BE ADDRESSED TO THAT AGENCY.
- A PERPETUAL EASEMENT SHALL BE GRANTED FOR LOT 62-A AS SET FORTH IN THE RESTRICTIVE COVENANTS FOR THIS SUBDIVISION.
- SEPTIC SYSTEM CALCULATIONS MADE BY THE CRAVEN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT FOR THIS SUBDIVISION WERE BASED ON WASTE WATER FLOWS FOR A THREE BEDROOM RESIDENCE.

Handwritten notes:
 B. Caron
 Plat Cab. E.
 Slide 110c



SHEET TITLE		
FINAL PLAT		
CHERRY BRANCH WEST PHASE TWO		
TOWNSHIP NO. FIVE (5) CRAVEN COUNTY, NC		
THOMAS & MAYO, P.A. P.O. BOX 1309 NEW BERN, NORTH CAROLINA 28560 (919) 637-2727		
SCALE: 1" = 100 FT.	PROJECT NO. 88-005	DATE: 07/06/1990
FILE NO.	SHEET 2 OF 2	

NOW OR FORMERLY NO. CAROLINA DEPT. OF TRANSPORTATION - DB. 821, PG. 783

Handwritten: F-110-C
 ORIGINAL PROPERTY OF:
 THOMAS AND MAYO, P.A.

F U T U R E D E V E L O P M E N T

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